



**7 Hawks Road**  
Welton, Lincoln, LN2 3BS



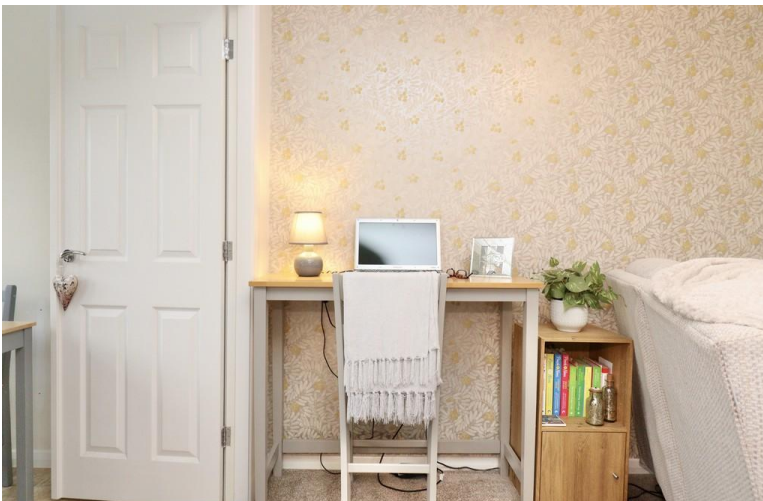
Book a Viewing!

**£185,000**

A beautifully presented two bedroomed modern end town house located within the popular village of Welton. The property has immaculate internal accommodation to comprise of Entrance Hall, Cloakroom/WC, Lounge, Kitchen Diner, and a First Floor Landing leading to two double Bedrooms and a Bathroom. Outside there are pleasant gardens to the front and rear and two allocated parking spaces. Viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.



## ACCOMMODATION

### HALL

With radiator.

### CLOAKROOM/WC

With close couple WC, wash hand basin in a vanity style unit, spotlight and radiator.

### LOUNGE

18' 6" x 9' 2" (5.64m x 2.80m) With double glazed window to the front aspect, staircase to the first floor and radiator.

### KITCHEN/DINER

12' 10" x 7' 11" (3.92m x 2.42m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, Neff electric oven and gas hob with extractor fan over, spaces for washing machine and fridge freezer, radiator, spotlights, double glazed window to the rear aspect and double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

12' 9" x 12' 0" (max)" (3.90m x 3.66m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

### BEDROOM 2

12' 9" x 7' 10" (3.90m x 2.40m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

### BATHROOM

6' 0" x 6' 3" (1.84m x 1.92m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, spotlights and radiator.

### OUTSIDE

To the front of the property there is a lawned garden. To the rear there is a beautiful enclosed garden laid mainly to artificial lawn with a patio seating area. To the side of the property there are two allocated parking spaces.

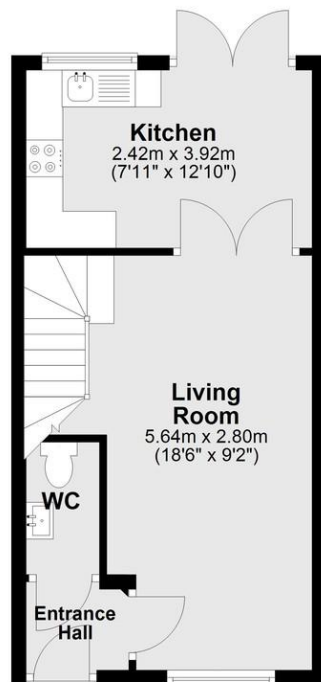






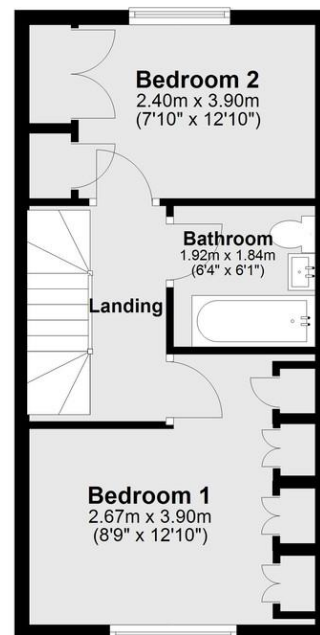
### Ground Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

#### WEBSITE

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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